

Downtown Plan Update

Planning Commission
Study Session
February 25, 2009

- **Downtown Plan Update 1st Draft
July 2008**
- **Planning Commission Study Session
September 10, 2008**
- **City Council Work Study Session
September 16, 2008**
- **Planning Commission Work Session
October 15, 2008**
- **Planning Commission Work Session
November 03, 2008**
- **City Staff Progress Update to Planning Commission
December 10, 2008**

- General Commission Comments

- 1st Draft Too Expansive
Need to Condense
- Need Clear/Strong Vision Statement
- Need Executive Summary
- Need Glossary of Terms
- Need Infrastructure Goals/Policies

- Revised Draft

- ✓ Condensed Goals/Policies & Elimination of Chapters
- ✓ Revised Vision Statement With Values
- ✓ Executive Summary – To Be Included In Final Draft
- ✓ New Glossary
- ✓ New Infrastructure Chapter

- Commission Discussion
Urban Neighborhoods

- Clarify Intent of Each Neighborhood
- General Commission Support

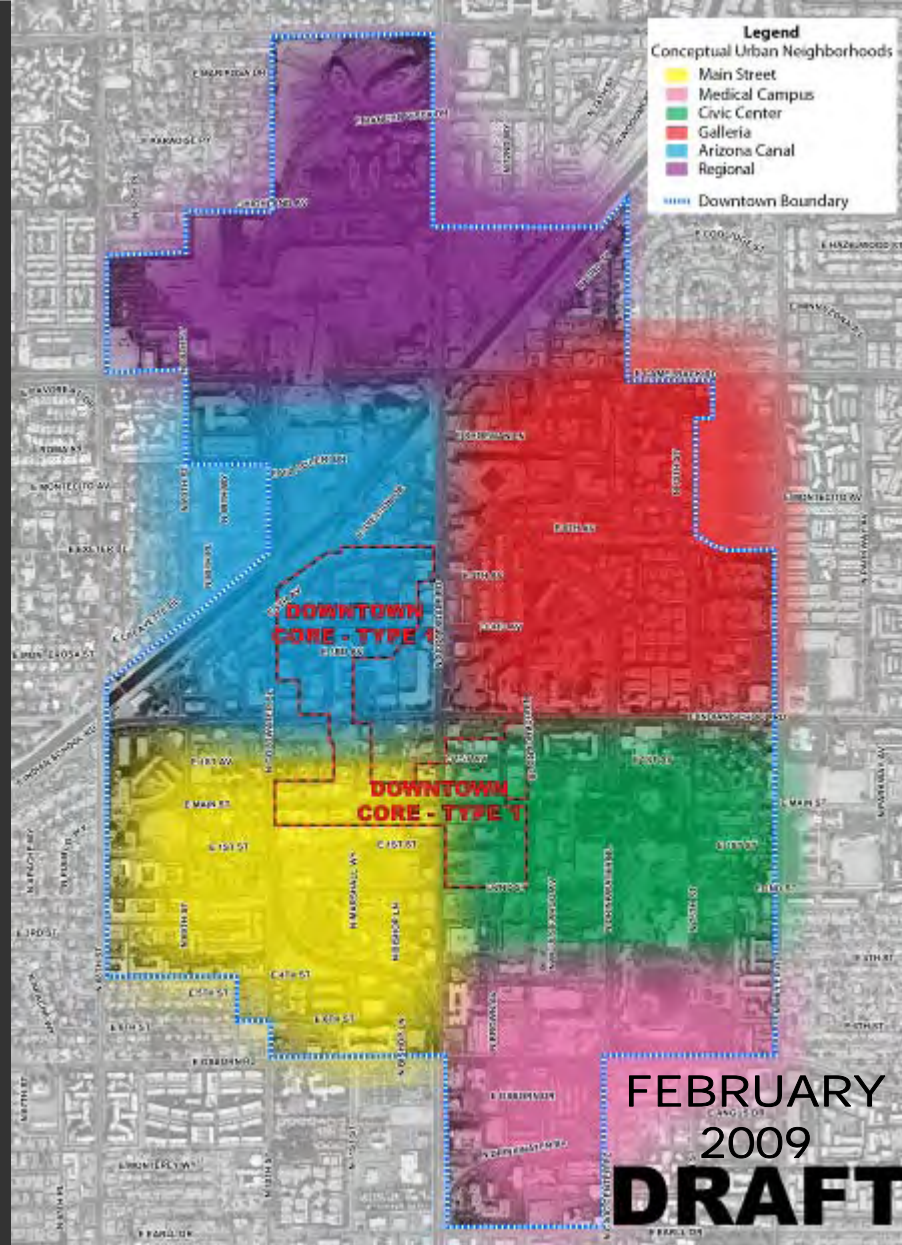
- Revised Draft

- ✓ Maintained Urban Neighborhood Concept
- ✓ Clarified Urban Neighborhood Intent



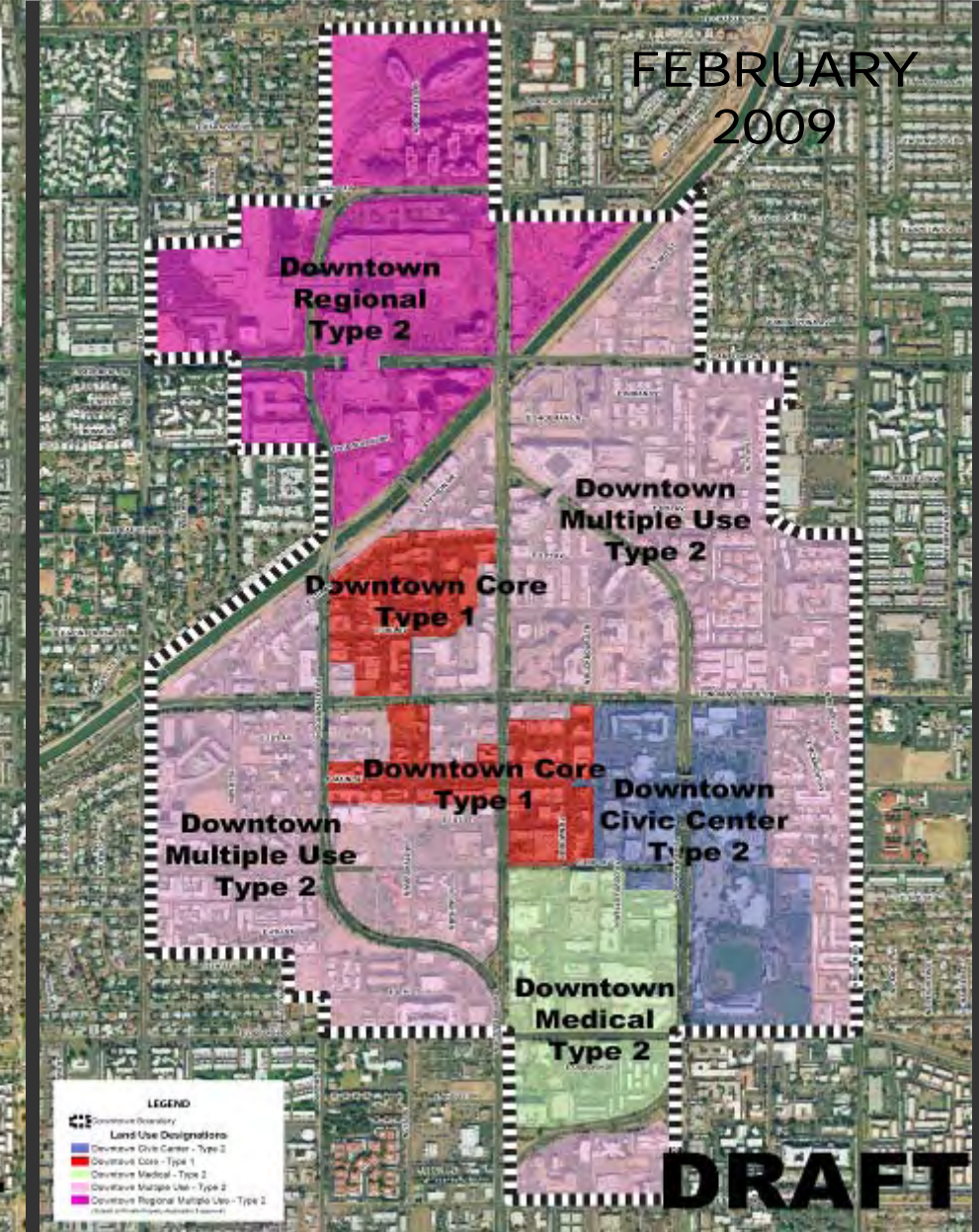
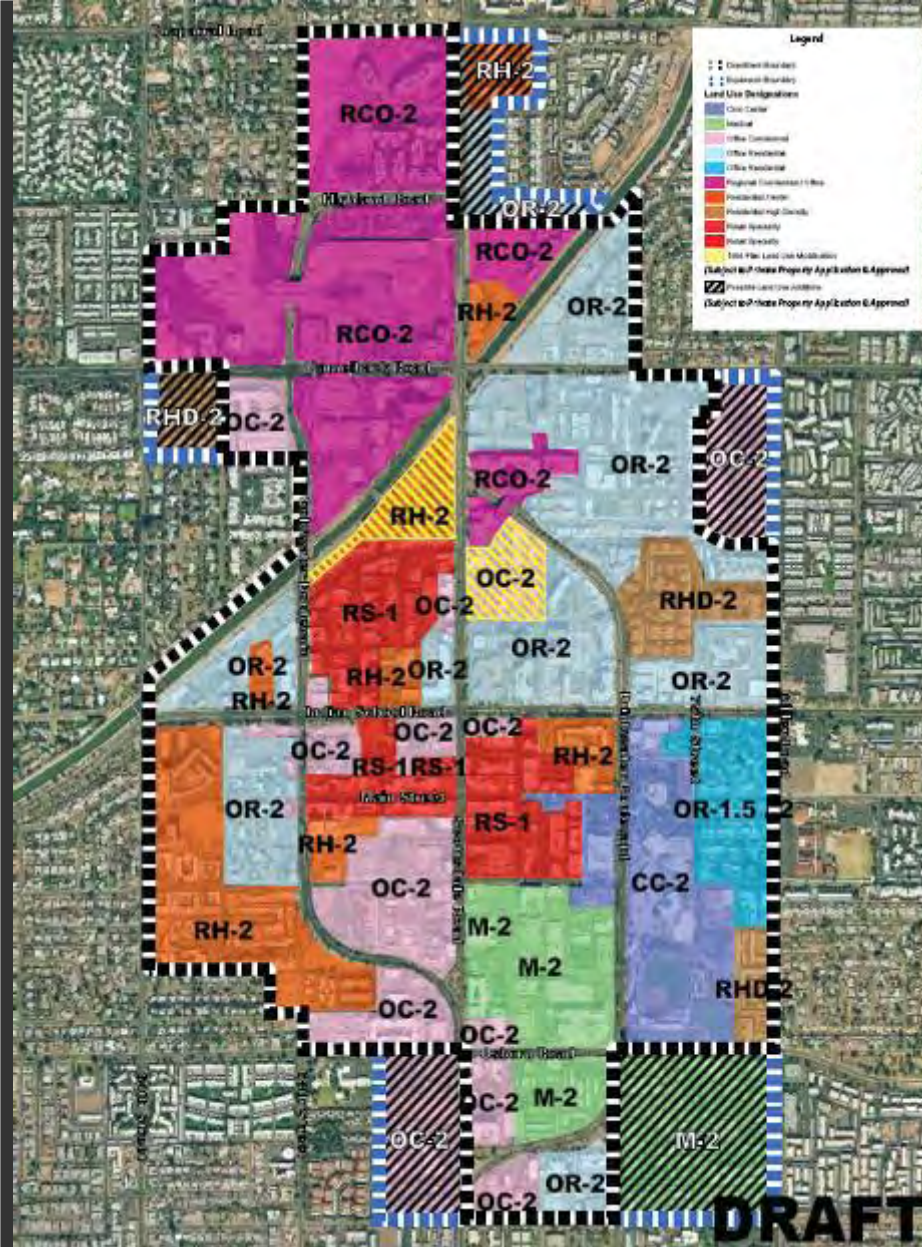
- **Promote Downtown as a collection of mixed-use, urban neighborhoods**

- **Mixed-use General Plan designation**
- **Core specialty districts as the center of their urban neighborhoods**
- **Mix of land uses, services & open space amenities within walking distance (1/4 mile)**



Planning Commission Discussion
Urban Neighborhood Concept

- Commission Discussion
Downtown Land Use Map
 - Delineate Most Important Areas Only
 - Keep Established Districts
 - Do Not Add Other Districts
 - Support “Roll Up” of All Land Uses
- Revised Draft
 - ✓ Eliminated Downtown (D) District Zoning Labels
 - ✓ Consolidated Future Land Use
 - ✓ Downtown Medical
 - ✓ Downtown Regional
 - ✓ Downtown Civic Center
 - ✓ Downtown Core
 - ✓ Downtown Multiple Use



Planning Commission Discussion
Downtown Future Land Use

- Commission Discussion
Development Types

- Maintain Development Types: Type 1, Type 2
- Support Limited Conversion of Type 1 Areas to Type 2
- Support Elimination of Type 1.5

- Revised Draft

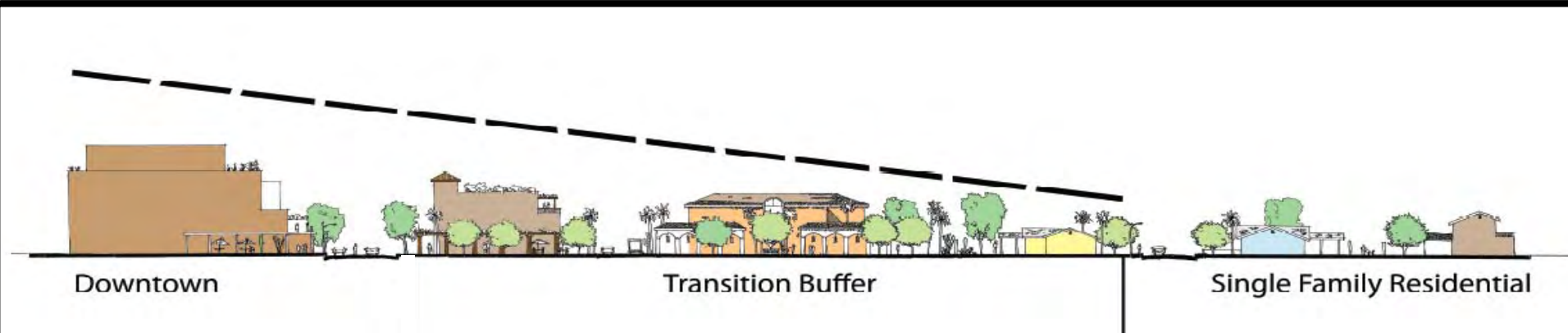
- ✓ Maintained Type 1 Lower Scale & Type 2 Higher Scale
- ✓ Limited Conversion of Type 1 to Type 2
- ✓ Eliminated Type 1.5

- Commission Discussion
Edge Transition Buffer

- Transition Buffer To Incorporate All of Downtown Boundary
- General Commission Support

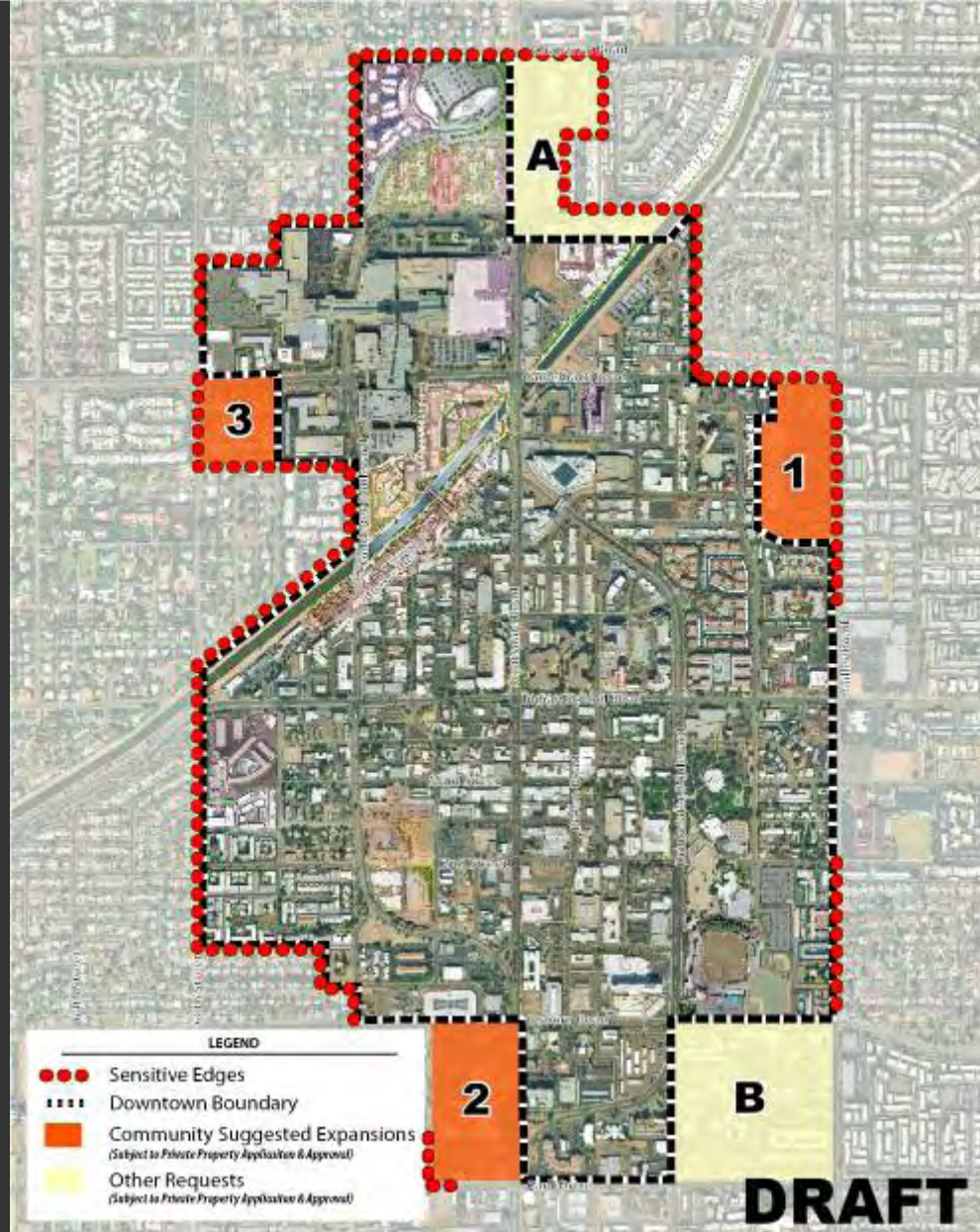
- Revised Draft:

- ✓ Transition Buffer To Incorporate All of Downtown Boundary
- ✓ Development Flexibility to Shift Height Away From Boundary Edges



- Commission Discussion
Boundary Expansion
 - Do Not Designate Specific Boundary Expansion Locations in Draft Plan
 - Delete Boundary Expansion Map
 - Maintain General Text in Plan Allowing For Future Boundary Expansions
 - Need Boundary Expansion Criteria for Future Expansions

- Revised Draft
 - ✓ Specific Boundary Expansion Locations Deleted
 - ✓ Boundary Expansion Map Deleted
 - ✓ General Text Maintained Supporting Future Boundary Expansion (LU Policy 4.4)
 - ✓ Boundary Expansion Criteria Part of Implementation Program



Planning Commission Discussion Downtown Boundary Expansion



DOWNTOWN PLAN
SCOTTSDALE

- Commission Discussion
Community Benefits &
Development Flexibility
 - List Community Benefits First
 - List Development Flexibility Considerations Second
 - Community Benefits Should Include:
 - Housing Diversity
 - Shared Parking Facilities
 - Expanded Public Realm
 - Expanded Open Space

- Revised Draft
 - ✓ Community Benefits Listed First
 - ✓ Development Flexibility Considerations Listed Second
 - ✓ Community Benefits List Includes:
 - ✓ Additional/Expanded Public Realm
 - ✓ Additional/Expanded Open Space
 - ✓ Pedestrian Enhancements/Amenities
 - ✓ Mobility Enhancements
 - ✓ Transit Enhancements
 - ✓ Sensitive Edge Buffering
 - ✓ Revitalization of Downtown Core
 - ✓ Infrastructure Improvements
 - ✓ Additional Public/Shared Parking
 - ✓ Historic Preservation



- Commission Discussion

- Land Use

- Support Housing Policies
 - Support Redevelopment, Reinvestment of Small Properties

- Mobility

- Support pedestrian mobility goals/policies
 - Support reflecting Transportation Master Plan (TMP) recommendations regarding High Capacity Transit in Plan
 - Support Parking Goals/Policies
 - Add Key Access & Through Traffic Routes

- Arts/Culture

- Support Arts/Culture Goals & Policies

- Economic Vitality

- Support public-private partnership goals/policies

- Revised Draft

- ✓ Maintained Housing Policies
 - ✓ Maintained Redevelopment & Reinvestment of Small Properties

- ✓ Maintained Pedestrian Mobility Focus
 - ✓ Consistent Goals/Policies with TMP
 - ✓ Maintained Parking Goals/Policies
 - + Will Add Key Access/Through Traffic Graphic in Final Draft Plan

- ✓ Maintained Arts/Culture Goals/Policies

- ✓ Maintained Public-Private Partnership Goals/Policies



July 2008 Draft Plan:

- History Element
- Land Use Element
- Urban Design Element
- Mobility Element
- Arts & Culture
- Economic Vitality
- Community Involvement

February 2009 Revised Draft:

- Introduction
- Land Use Element
- Urban Design Element
- Mobility Element
- Arts & Culture Element
- Economic Vitality Element
- Infrastructure Element
- Glossary

– Final Draft Plan

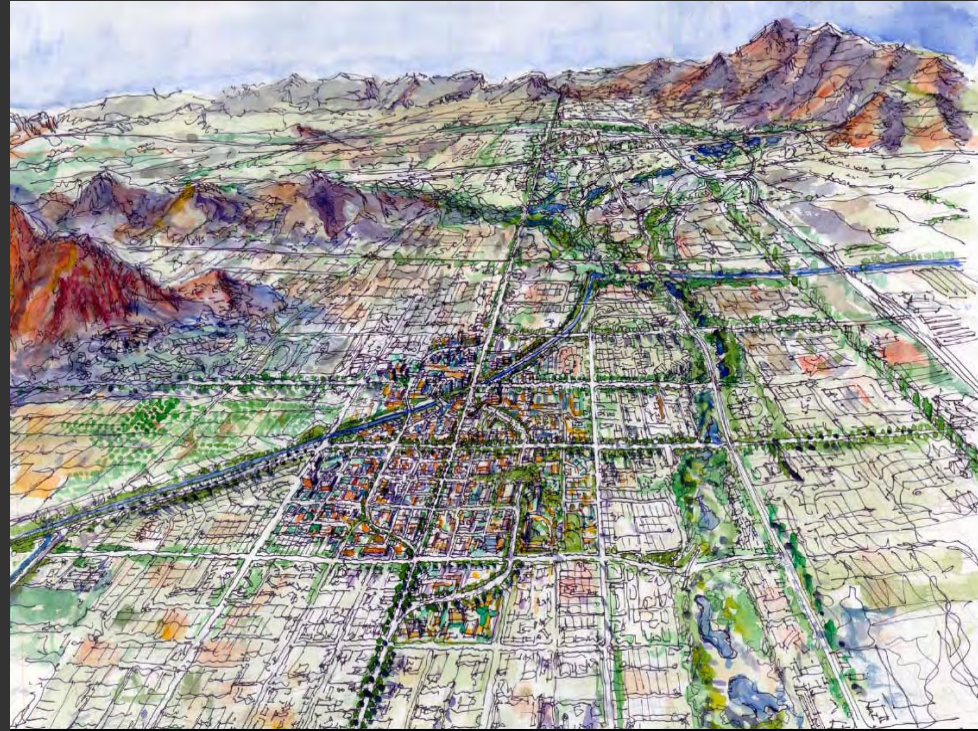
- Final Goal/Policy Revisions
- Executive Summary
- Graphics
- Draft Implementation Program

– Planning Commission Hearing

– City Council Hearing

– Continued Community Input Opportunities

– Implementation Program



Draft Downtown Plan:
Next Steps